



# WP-25-26

Wetlands Permitting

Status: Active

Submitted On: 9/14/2025

## Primary Location

29 SHORE DR  
Coventry, CT 06238

## Owner

CZAIKOWSKI FAMILY LLC  
15 RIDGE ROAD SIMSBURY, CT  
06070

## Applicant

James Blair  
 860-428-2916  
 jbland15@earthlink.net  
 17 Columbia Lndg  
Columbia Landing, CT 06237-1304

Applicant/Owner Information: Please note that "?" bubbles throughout the application provide additional helpful information when hovered over.

### Applicant Information

Applicant's Association to Owner:\*

Contractor

Applicant Business Name (if applicable)

James Blair Landscape and Design, LLC

### Owner Information

Owner Name

James Blair

Owner Phone Number

860-428-2916

Owner Email Address

jbland15@earthlink.net

Owner Address

17 Columbia Landing Columbia, CT

### Additional Information

Additional Agent, Engineer, Contractor Information (if applicable):

# Wetlands Permitting

Type of Wetlands Application:\*

Regulated Activity Application

Regulated Activity Being Applied For: \*

Activity Within a Wetlands Upland Review Area

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## Activity/Project Information

Description of Proposed Activity(s):\* 

I have been contracted build a permeable paver patio underneath an existing deck on the lake side of the house, put in a permeable paver driveway/parking area at the street with a walkway to the main entrance to the house.

900sqft of upland review area disturbance

1100sqft of disturbance outside upland review area

Distance in Feet from Regulated Wetlands/Watercourse:\*

70

Square feet of Wetlands, Watercourse and/or Regulated Area Impacted:

900

Describe measures (if any) that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas:

Placement of waddles, silt fence and hay bales as necessary will be secured prior to and for the duration of any and all precipitation events. Placement of gravel and track mats will be utilized for travel over lawn areas to prevent and/or minimize disturbed areas. Any downspouts will be diverted away from work or disturbed areas throughout the construction process. Straw matting will be placed over any areas of lawn reseeded post construction. The matting will stay secured until sufficient germination has been achieved.

Any additional and/or pertinent information:

Is any portion of the property on which the regulated activity is proposed located within 500 feet of an adjoining municipality?\*

No

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## Acknowledgments

**MANDATORY PRE APPLICATION FOR ALL LAND USE, HEALTH, AND BUILDING APPLICATIONS** Except for interior work in existing buildings and exterior work that does not expand or alter the footprint of an existing building. Effective October 1, 2005 no Land Use, Health or Building application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the attached legislation, PA 05-124. Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted and complete either A or B below. Property Owner(s): Address of Permit Application: A. I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced property. B. There ARE conservation easements or restrictions or preservation restrictions on the above referenced property. Name/Phone Number of Restriction Holder: Please attach one of the following: 1. Proof that the holder of the conservation or preservation restriction was notified by certified mail return receipt requested of the property owner's intent to apply for a Land Use, Health or Building permit in the [[orgFullName]]. 2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.\*

*⚡* Please note: If this application is approved, CT State Statute, Section 22-a-42ac(2) requires that the applicant shall publish a legal notice of approval in a locally circulated newspaper within ten days of the date permit is granted. (Further details will be provided at the time of the approval.)\*

I HEREBY ACKNOWLEDGE AND CERTIFY THAT I'M PERSONALLY FAMILIAR WITH ALL THE INFORMATION PROVIDED IN THIS APPLICATION AND THAT ALL STATEMENTS AND REPRESENTATIONS MADE ARE TRUE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT I AM AWARE OF THE PENALTIES FOR OBTAINING A PERMIT THROUGH DECEPTION OR THROUGH INACCURATE OR MISLEADING INFORMATION.\*

*⚡* Notification of application to water company may be necessary in accordance with General Statute Section 22a-42f. The applicant shall provide written notice of an application to a water company when the following applies: 1. Any portion of the inland/wetland watercourse under review falls within the watershed of such water company provided the company has filed a map showing the boundaries of the watershed on the land records and with the Agency. 2. Such notice, if required, shall be mailed within seven (7) days of the date of the application, via certified mail, return receipt requested.\*

The undersigned electronic signature hereby grants permission to this Agency and its Agent to conduct any necessary inspections of this property, at reasonable times, both before and after the permit in question has been granted by the Agency/Agent.\*



I agree that my electronic signature below warrants the truth of all statements contained herein and in all supporting documents according to the best of the Agent &/or Owner(s) knowledge and belief, and that it is equivalent to a handwritten signature and is binding for all purposes related to this transaction.\*

 James Blair

Aug 29, 2025

James Blair Landscape and Design, LLC  
17 Columbia Landing  
Columbia, CT 06237

September 2, 2025  
Rev. 10/13/2025

Inland Wetlands and Watercourses, Town of Coventry  
Town Hall  
Route 31  
Coventry, CT 06238

Dear Commission Members,

I am writing today on behalf of the Czaikowski Family, the owners of 29 Shore Drive Coventry. They have hired my company as their landscape contractor. They have also extended to me permission to apply to this commission for a proposed project on their property. This project consists of the following: Installing a new permeable paver patio under the existing wooden deck on the lake side of the house; replacing the wooden stairs leading from the upper area of the property down to the basement walkout and new patio with stone steps; replacing the existing gravel parking area with permeable pavers, approximately 24'x30' along with a 10'x24' asphalt apron, and a permeable paver sidewalk connecting the new parking area to the front entrance and new steps leading down to the lake front. Approximately 35' of the sidewalk along with the parking area is outside of the 150' upland review area. The closest area of disturbance is 70' from Coventry Lake high water as of 10/2/2025. Total area of disturbance within the upland review area is approximately 900 square feet. Total area of disturbance outside of the upland review area is approximately 1100 square feet.

My construction sequence and site management will be as follows:

1. Establish a construction access path from Shore Drive leading to the proposed lower patio. This includes the used of process gravel, stabilization mat, and installation of silt fence/waddles to minimize impact and contain disturbed areas.
2. Build the new patio, walls and steps.
3. Excavate as necessary to build driveway/parking area and sidewalk. This includes removal of construction path as work progresses towards Shore Drive.
4. Install pavers and grout joints with a chipped stone to achieve permeability.
5. Repair all disturbed areas of the lawn and mulch beds. Newly seeded areas will be mulched with straw and netting to minimize erosion potential prior to seed germination. All erosion controls will remain in place until desired germination is achieved.

The timeline for this project would begin as soon as possible this fall after all necessary Town of Coventry permits have been acquired. Total scope of work may be approximately 6-8 weeks. Because of the winter season the final grading, seeding and landscaping may be delayed until the growing season resumes, spring of 2026. Any

disturbed areas will be secured with straw matting to prevent any erosion during the winter months.

The site management and erosion controls for this project will consist of: Installation and maintaining of waddles, silt fence and hay bales as necessary for the duration of the project to eliminate run off into the watershed. The downspouts will be diverted as best as possible away from disturbed areas. No loose soils or excavated materials will be stored on site. All excavated material will be removed.

It is the goal of both the Czaikowski Family and James Blair Landscape and Design that this project has no impact on the Coventry Lake watershed. Proper site management and working with the wetland's agent, Ms. Beutler, will be the most important component of that goal. Post construction, the introduction of the permeable pavers will help to reduce the runoff and load from this property, improving the site and its present impact, an equally important component of our goals.

Respectfully yours,  
James Blair  
James Blair Landscape and Design

# Lot Coverage Calculator

Lot coverage may be increased to fifteen percent (15%) in the Lake Residential (LR) Zone if the applicant demonstrates that the surface runoff that would be generated by the area of impervious surface in excess of ten percent (10%) of the total area during the first one inch (1") of rainfall from any precipitation event will be collected and returned to the ground by an appropriate device or devices, such as, but not limited to, infiltration basins or trenches, rain gardens, or in-ground perforated chambers. (Section 4.04.06 Lot Coverage)

Acreage  X 43,560 Square Feet =

Choose Zone:  Max. Lot Coverage (%):  Max. Allowed Lot Coverage Sq. Ft:

Existing	Square Feet	Proposed	Square Feet
Existing Dwelling(s)	<input type="text" value="1457"/>	Proposed Dwelling(s)	<input type="text"/>
Existing Outbuilding(s)	<input type="text"/>	Proposed Outbuilding(s)	<input type="text"/>
Existing Paved Areas	<input type="text"/>	Proposed Paved Areas	<input type="text"/>
Existing Slabs	<input type="text"/>	Proposed Slabs	<input type="text"/>
Total Existing Coverage:	<input type="text" value="1457"/>	Total Proposed Coverage:	<input type="text"/>

Total Coverage:

Lot Coverage (%):

[Download as PDF](#)

October 8, 2025

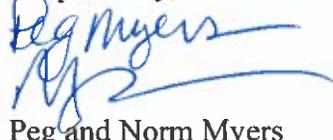
Inland Wetlands and Watercourses, Town of Coventry  
Town Hall  
1712 Main Street  
Coventry, CT 06238

Dear Commission Members,

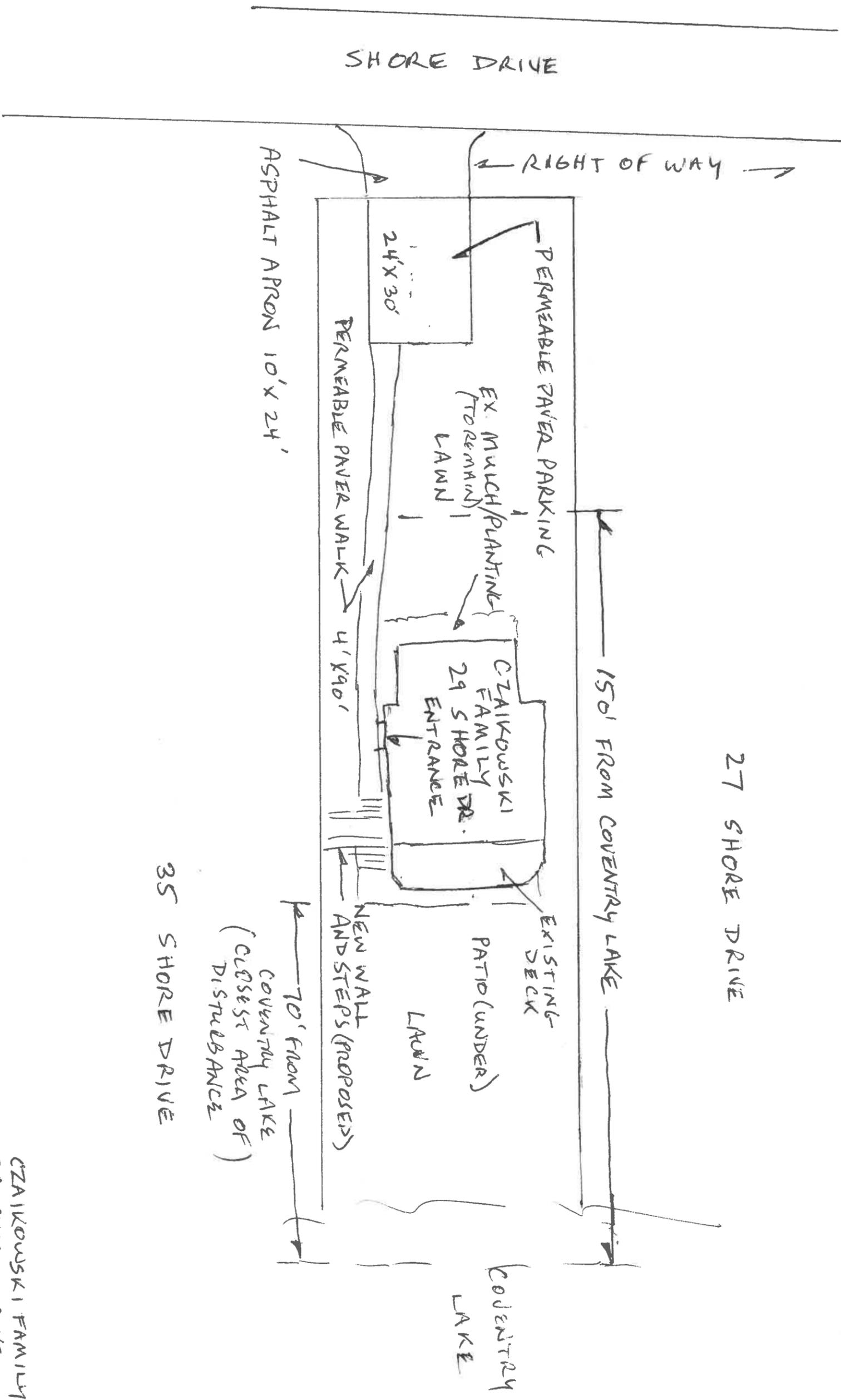
We are writing to inform this commission that we have spoken to The Czaikowski Family regarding their plans to rebuild the existing retaining walls that are on their property and terminates at our foundation. We understand that some of this work will be on our property. We have a relationship with their contractor James Blair Landscape and Design and the owner Jim Blair. Mr. Blair was also our landscape contractor. His work speaks for itself, and we are very confident that the final job will be more than satisfactory to ourselves and The Czaikowski Family.

For these reasons, please have it known that we are extending our permission to The Czaikowski Family and James Blair Landscape and Design to work on the wall and any landscaping that abuts our property. They have our full support with this project going forward.

Respectfully,

A handwritten signature in blue ink, appearing to read "Peg Myers", with a long horizontal flourish extending to the right.

Peg and Norm Myers  
35 Shore Drive  
Coventry, CT 06238



27 SHORE DRIVE

35 SHORE DRIVE

CZAIKOWSKI FAMILY  
 29 SHORE DRIVE  
 COVENTRY CT  
 PROPOSED PARKING WALK  
 AND PATIO  
 DRAWN BY JAMES BAIR  
 9-10-2025 1"=20'



# Town of Coventry

Land Use Office - Wetlands

1712 Main Street • Coventry, CT 06238

Lindsay Beutler • Environmental Planner / Wetlands Agent

Phone: 860-531-2886 • Fax: 860 742-4059 • Email: lbeutler@coventry-ct.gov



Date: October 06, 2025

To: Czaikowski Family, LLC, Owner; James Blair, Applicant/Agent

Re: 25-26W – 29 Shore Drive

Proposed permeable patio, paver driveway, parking area, and walkway

Review Memorandum

The Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit application at its September 24, 2025 meeting and scheduled the application to be reviewed for potential action at its October 22, 2025 regular scheduled meeting. The application is supported by a project narrative, current condition photos, and a sketched site plan of current and proposed conditions. The application proposes:

1. Install permeable paver patio under existing deck
2. Install permeable paver walkway
3. Install permeable parking area and driveway
4. Construct two-tiered retaining wall
5. Disturbances
  - Wetland Area: 0 Square Feet (sqft)
  - Upland Review Area: 2000sqft

I reviewed the application and visited the site with your Agent, James Blair., on August 28, 2025. Comments from my review are as follows:

- Depict the 150-foot upland review area on site plan to show which proposed activities are regulated.
- The area of disturbance on the application identifies the proposed activity will result in 2,000sqft of upland review area disturbance. Confirm and/or recalculate the proposed upland review area disturbance with the 150-foot upland review area on the site plan. Revise the application accordingly.
- Include Coventry's Land Use lot coverage worksheet, per IWA's request.
- Consider incorporating native plantings in the resulting mulch areas.
- Provide a written documentation from the property owner at 35 Shore Drive, giving consent to construct the retaining walls partially on their property. Permission is required for the application.
- Provide a measurement from Coventry Lake and closest proposed ground disturbance.
- Revise project narrative to match dimensions of permeable parking area on site plan and add an arrow pointing to parking area.

It is staff's overall opinion that the proposed activity should not have an adverse effect on Coventry Lake for the following reasons:

- Proposed infrastructure materials are permeable
- Site grades are relatively gentle to the lake shore.

October 06, 2025  
Czaikowski Family, LLC, Owner; James Blair, Agent  
25-26W Review Memorandum

- Proposed Erosion and Sediment Controls are appropriate for the site conditions and proposed activities.

Be advised, the permeable infrastructure must be inspected by property owner or their agent every year and reported on the Town's Stormwater Mitigation Feature Inspection Form, to be submitted to the Wetlands Office as noted on the form.

The application is set to be heard by the IWA at its October 22, 2025 Regular Meeting. It would be helpful to have any responses to these comments and additional application materials submitted in writing prior to the meeting. Please note that additional comments may be required based on the responses. You can reach me at the contact information above.